

PLANNING DIRECTORS HEARING

June 17, 2020

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No items.

3. CONSENT CALENDAR

- a. [H17-052](#). Site Development Permit to allow the construction of an approximately 3,080-square foot building for a commercial and warehouse use on a 0.09-gross acre site located on the south side of Madera Avenue, approximately 150 feet westerly of Oakland Road (560 Madera Avenue) (Le Thiep Trong, Owner) Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Site Development Permit.

ACTION: APPROVED

- b. [H19-036](#). Site Development Permit to allow the demolition of the existing single-family residence and to allow the construction of three attached multi-family residential units on an approximately 0.1-gross acre site located on the north side of Lester Avenue, approximately 260 feet westerly of Lincoln Avenue (39 Lester Avenue) (Balbiani Vincent G ET AL, Owner) Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, MICHELLE FLORES

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<https://www.sanjoseca.gov/planningmeetings>

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Site Development Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- c. [HA17-058-01](#). Site Development Permit Amendment to allow minor changes to the approved site circulation and parking and minor changes to the approved building façade for a warehouse/distribution center on a 10.69-gross acre site located on the east side of McLaughlin Avenue approximately 370 feet northerly of Story Road (970 McLaughlin Avenue) (Preston Pruett, Owner) Council District 7. CEQA: Determination of Consistency with the 970 McLaughlin Avenue Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, PATRICK KELLY

Staff Recommendation: Consider the Determination of Consistency with the 970 McLaughlin Avenue Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. **Approve** a Site Development Permit Amendment.

ACTION: APPROVED

- d. [HPA16-004-01](#). Historic Preservation Permit Amendment to allow the construction of a six-foot tall solid stucco wall along a new lot line, with an approximately five-foot rear setback, at the rear of a City Landmark Structure (No. HLA86-031-1 Smith House) located on the east side of San Felipe Road, approximately 360 feet northerly of Fowler Road (3556 San Felipe Road) (Oakmont of Evergreen LLC, Owner) Council District 8. CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and Section 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Historic Preservation Permit Amendment.

ACTION: APPROVED

- e. [SP20-014](#). Special Use Permit to allow the use of an existing 35-foot tall wireless communication facility and associated equipment on an approximately 0.94-gross acre site located at 1689 N Capitol Avenue (Dean Fisher Properties, LLC, Owner) Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Special Use Permit.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H15-014](#). Site Development Permit to allow the construction of a new approximately 31,744-square foot three-story retail and office building at the northern portion (parking stalls) at an existing shopping center on an approximately 3.39-gross acre site located approximately 300 feet southeast from the intersection of Story Road and King Road (1664 Story Road) (DPJW Group II

LP, Owner) Council District: 7. CEQA: Mitigated Negative Declaration for the Tropicana Shopping Center Commercial Development Project.

PROJECT MANAGER, JOHN TU

Staff Recommendation: Consider the Mitigated Negative Declaration for the Tropicana Shopping Center Commercial Development Project in accordance with CEQA. **Approve** a Site Development Permit.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 10:02 a.m.